

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS.
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS.
R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS.
O.R.P.C.T. = OFFICIAL RECORDS, PARKER COUNTY, TEXAS.
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.
C.C.R.T.C.T. = COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS.
MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONT/STREET RIGHT-OF-WAY LINE OF ALL LOTS.

THERE SHALL EXIST A 15' DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY.

THERE SHALL EXIST A 10' UTILITY EASEMENT ADJACENT TO ALL 15' DRAINAGE EASEMENTS.

PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0450E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.

TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

MINIMUM FINISHED FLOOR ELEVATIONS AND FLOODPLAIN EASEMENTS DETERMINED BY CHALK MOUNTAIN, LLC.

LOT B IS A DRAINAGE EASEMENT IN ITS ENTIRETY.

WATER TO BE SERVED BY PRIVATE WELL WATER.

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

STREETS WITHIN THIS SUBDIVISION ARE PRIVATE 60' RIGHTS-OF-WAYS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (LOT A).

ALL CUL-DE-SACS HAVE A 60' RADII.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

THIS PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

DRIVEWAY CULVERT PROVIDED BY CHALK MOUNTAIN, LLC.

VERTICAL DATUM = NAVD83.

THE PURPOSE OF THIS REPLAT IS TO CREATE 3 NEW RESIDENTIAL LOTS.

LAND USE TABLE:

RESIDENTIAL LOTS:
TOTAL NUMBER LOTS = 16
TOTAL LOT AREA = 32.436 ACRES
MINIMUM LOT SIZE = 2,000 ACRES
MAXIMUM LOT SIZE = 2,917 ACRES
AVERAGE LOT SIZE = 2,027 ACRES

NON RESIDENTIAL LOTS
(HOME OWNER ASSOCIATION OWNED):
TOTAL NUMBER OF LOTS = 1
LOT SIZE = 4.026 ACRES
LAND USE = DRAINAGE EASEMENT/DETENTION POND

RIGHT-OF-WAY FOR STREET PURPOSES:
HOME OWNER ASSOCIATION OWNED
PRIVATE RIGHT-OF-WAY(LOT A) = 3,579 ACRES

GROSS LAND AREA: 40.042 ACRES

202324899 PLAT Total Pages: 1

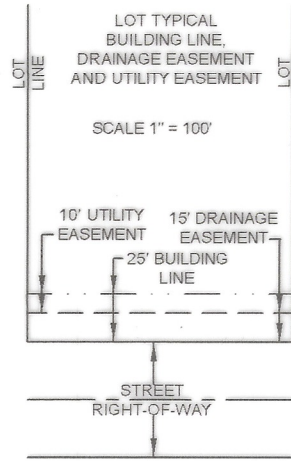


CURVE TABLE

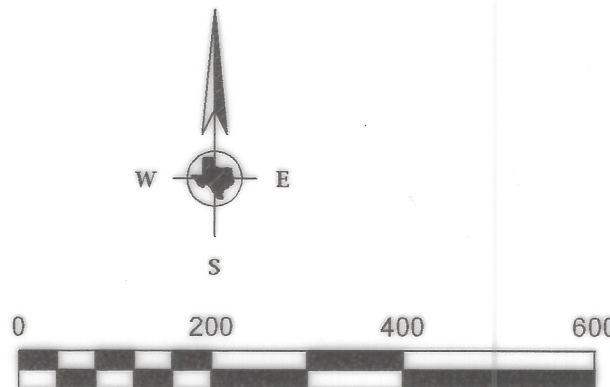
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	780.00'	560.69'	546.69'	S 50°18'43" W	41°11'09"
C3	955.00'	154.11'	153.95'	N 77°20'11" E	9°14'46"
C4	780.00'	481.53'	473.92'	S 47°24'17" W	35°22'16"
C7	413.90'	166.38'	165.26'	N 02°54'53" E	23°01'59"
C8	443.90'	178.44'	177.22'	S 02°54'53" W	23°01'59"
C9	473.90'	190.50'	189.22'	S 02°54'53" W	23°01'59"
C10	623.90'	119.77'	119.59'	N 19°55'49" E	10°58'58"
C11	623.90'	53.77'	53.75'	S 27°53'57" W	4°56'16"
C12	593.90'	165.20'	164.67'	N 22°23'57" E	15°56'14"
C13	563.90'	156.85'	156.35'	N 22°23'57" E	15°56'14"
C14	223.90'	189.84'	184.21'	N 33°20'50" W	48°34'52"
C15	193.90'	184.41'	159.53'	N 33°20'50" W	48°34'52"
C16	163.90'	138.97'	134.84'	S 33°20'50" E	48°34'52"
C17	60.00'	113.60'	97.38'	N 14°48'52" W	108°29'04"
C18	60.00'	122.87'	102.50'	N 81°54'20" W	117°20'00"
C19	60.00'	77.68'	72.37'	N 13°51'08" E	74°10'56"
C21	300.00'	343.31'	324.88'	N 89°19'18" E	65°34'03"
C22	860.00'	339.49'	337.29'	S 41°01'41" W	22°37'04"
C23	860.00'	223.15'	222.53'	N 37°09'10" E	14°52'02"
C24	860.00'	116.34'	116.25'	S 48°27'42" W	7°45'02"
C25	300.00'	404.96'	374.91'	N 39°46'20" E	77°20'29"
C26	780.00'	35.71'	35.71'	N 31°01'51" E	2°37'24"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°54'21" W	3.88'
L2	N 31°54'21" E	11.32'
L3	N 61°34'19" W	12.04'
L4	N 76°21'54" E	13.89'
L5	N 13°38'06" W	14.39'
L6	N 57°38'16" W	38.63'
L8	N 09°03'24" W	49.85'
L9	N 09°03'24" W	60.75'
L10	N 09°03'24" W	71.64'
L13	N 00°28'19" E	6.94'
L16	N 69°41'04" W	55.40'
L17	N 14°21'11" E	52.32'
L18	N 28°30'35" E	186.28'
L22	N 21°31'19" E	186.62'
L23	N 23°05'33" E	122.72'
L26	S 57°38'16" E	49.45'
L27	S 03°15'49" E	128.40'
L29	N 49°48'26" W	50.03'
L30	S 40°17'06" W	69.87'
L31	S 49°47'30" E	49.87'
L32	S 89°19'18" W	42.08'
L33	S 32°19'15" E	199.17'
L36	S 78°35'55" E	103.47'
L39	N 54°54'35" E	244.65'
L40	N 61°43'55" E	79.49'
L41	N 26°21'27" E	174.97'
L42	N 19°00'14" E	240.82'
L43	S 75°34'10" E	202.96'
L44	S 75°34'10" E	66.06'
L45	S 75°34'10" E	178.34'



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TEXAS GEOSPATIAL
LAND SURVEYING, LLC

STEPHEN@TXGEO.COM

P.O. BOX 2598

GLEN ROSE, TX 76043

817-819-7987

TBPELS FIRM NO. 10083300

ENGINEER

CHALK MOUNTAIN, LLC

5420 E HWY 377, STE F

GRANBURY, TX 76048

TBPELS FIRM NO. 19519

OWNER/DEVELOPER

DOYLE HANLEY PROPERTIES

PARTNERSHIP, L.P.

745 WEST HILL DRIVE

ALEDO, TX 76008



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON

Stephen Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
PLAT PREPARED FEBRUARY 02, 2023
REVISED APRIL 28, 2023 (CITY COMMENTS)

SHEET 1 OF 2

FS-23-070

THIS PLAT RECORDED IN DOCUMENT NUMBER

DATE

Final Plat
Lots 1-12, Block A;
Lots 1-4, Block B;
and Lots A and B;
PRAIRIE HILL ADDITION,
PHASE 1,
an Addition to Parker County, Texas,
being a revision of
PRAIRIE HILL ADDITION,
an Addition to Parker County, Texas
according to the Plat thereof recorded in
Plat Cabinet F, Slide 346, Plat Records,
Parker County, Texas.

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THERE SHALL EXIST A 10' UTILITY EASEMENT ADJACENT TO ALL 15' DRAINAGE EASEMENTS.

PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

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WATER TO BE SERVED BY PRIVATE WELL WATER.

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

STREETS WITHIN THIS SUBDIVISION ARE PRIVATE 60' RIGHTS-OF-WAYS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (LOT A).

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DRIVEWAY CULVERT PROVIDED BY CHALK MOUNTAIN, LLC.

VERTICAL DATUM = NAVD83.

THE PURPOSE OF THIS REPLAT IS TO CREATE 3 NEW RESIDENTIAL LOTS.

NOTES:

FLOODPLAIN RESTRICTION:
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

PRIVATE COMMON AREAS AND FACILITIES:
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT, SAID AREAS SHALL, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOT AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

UTILITY EASEMENTS:
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FLOOD PLAIN/DRAINAGE WAY MAINTENANCE:
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

CONSTRUCTION OVER EASEMENTS PROHIBITED.

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT STANDARDS".

"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Doyle Hanley Properties Partnership, L.P., acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit;

FIELD NOTES:

40.042 acres, being Lots 1-9, Block A, Lots 1-4, Block B, and Lots A and B, PRAIRIE HILL ADDITION, PHASE 1, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet F, Slide 346, Plat Records, Parker County, Texas, and 0.212 acre being a portion of the tract described in deed to Doyle Hanley Properties, L.P. by deed recorded in Document Number 220100054, Official Records, Pakrer County, Texas, and being more fully described, as follows:

Tract 1:

12.952 acres, being Lots 4-8, Block A and a portion of Lot A, PRAIRIE HILL ADDITION, PHASE 1, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet F, Slide 346, Plat Records, Parker County, Texas, and being more fully described, as follows:

Beginning at a 1/2" iron rod capped Texas Surveying found, the northeast corner of said Lot 7, Block A, for the south line of the tract described in deed to Jimmie Joe Wiley and Susan E. Wiley, Trustee(s) of the Jimmie Joe Wiley and Susan Eskew Wiley Revocable Management Trust by deed recorded in Document Number 201930816, Official Records, Parker County, Texas, an ell corner of the tract described in deed to Doyle Hanley Properties, L.P. by deed recorded in Document Number 220100054, Official Records, Parker County, Texas;

THENCE S 00°28'19" W, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Doyle Hanley Properties, L.P. tract, 450.57 feet to a 1/2" iron rod capped Texas Surveying found, the southeast corner of said Lot 8, Block A, in the north line of the tract described as Tract Two in deed to Texas Electric Service Company by deed recorded in Volume 569, Page 545, Deed Records, Parker County, Texas;

THENCE along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Texas Electric Service Company Tract Two, as follows:

S 60°58'56" W, 759.98 feet to a 5/8" iron rod found;

N 49°48'26" W, 50.03 feet to a 5/8" iron rod found;

S 40°17'06" W, 69.97 feet to a 5/8" iron rod found;

S 49°47'30" E, 49.87 feet to a 5/8" iron rod found;

S 19°27'30" W, 310.18 feet to a 5/8" iron rod found, the southwest corner of said Lot 4, Block A, in the east line of the tract described as Tract One in deed to Helen Marie Wiley Hyles and Husband Terry O. Hyles by deed recorded in Document Number 201416614, Official Records, Parker County, Texas;

THENCE N 00°26'58" W, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Hyles Tract One, passing the northeast corner of said Hyles Tract One and the most southerly southeast corner of said Wiley Revocable Management Tract, continuing along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Wiley Revocable Management Trust tract, in all, a distance of 1155.21 feet to an 8" wood post found, the northwest corner of said Lot 6, Block A, for an ell corner of said Wiley Revocable Management Trust tract;

THENCE N 89°19'18" E, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Wiley Revocable Management Trust tract, 826.11 feet to the POINT OF BEGINNING and containing 12.952 acres of land.

Tract 2:

27.090 acres, being Lots 1-3 and Lot 9, Block A, Lots 1-4, Block B, Lot B, a portion of Lot A, PRAIRIE HILL ADDITION, PHASE 1, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet F, Slide 346, Plat Records, Parker County, Texas, and 0.212 acre being a portion of the tract described in deed to Doyle Hanley Properties, L.P. by deed recorded in Document Number 220100054, Official Records, Pakrer County, Texas, and being more fully described, as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165 set, in the south line of the tract described as Tract Two in deed to Texas Electric Service Company by deed recorded in Volume 569, Page 545, Deed Records, Parker County, Texas, from which, a 1/2" iron rod capped Texas Surveying found, the northeast corner of said Lot 9, Block A, bears S 60°59'05" W, 7.75 feet;

THENCE S 00°28'19" W, 1366.83 feet to a 1/2" iron rod capped MIZELL 6165 set, in the north line of BEAR CREEK PARKWAY (a variable width Right-of-Way), at the beginning of a curve to the left whose radius is 860.00 feet and whose long chord bears S 41°01'41" W, 337.29 feet;

THENCE along said curve, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and BEAR CREEK PARKWAY, in a southwesterly direction, through a central angle of 22°37'04", a distance of 339.49 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve, at the beginning of a curve to the right whose radius is 780.00 feet and whose long chord bears S 50°18'43" W, 548.69 feet;

THENCE along said curve, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and BEAR CREEK PARKWAY, in a southwesterly direction, through a central angle of 41°11'09", a distance of 560.69 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve;

THENCE S 31°54'21" W, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and BEAR CREEK PARKWAY, 3.88 feet to a 1/2" iron rod capped MIZELL 6165 found at the beginning of a curve to the right whose radius is 955.00 feet and whose long chord bears S 77°20'11" W, 153.95 feet;

THENCE along said curve, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and BEAR CREEK PARKWAY, in a southwesterly direction, through a central angle of 09°14'46", a distance of 154.11 feet to a 1/2" iron rod capped MIZELL 6165 found, the southwest corner of said Lot 1, in the east line of the tract described as Tract One in deed to Helen Marie Wiley Hyles and Husband Terry O. Hyles by deed recorded in Document Number 201416614, Official Records, Parker County, Texas;

FIELD NOTES CONTINUED:

THENCE N 00°26'58" W, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Hyles Tract One, 1022.07 feet to a 5/8" iron rod found, the northwest corner of said Lot 1, Block A, the southwest corner of said Lot 2, Block A, the most southerly corner of said Texas Electric Service Company Tract Two;

THENCE N 19°27'58" E, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Texas Electric Service Company Tract Two, 705.13 feet to a 5/8" iron rod found, the most northerly northwest corner of said Lot 3, Block A;

THENCE N 60°59'05" E, along the common line of said PRAIRIE HILL ADDITION, PHASE 1 and Texas Electric Service Company Tract Two, 663.46 feet to the POINT OF BEGINNING and containing 27.090 acres of land.

That, Doyle Hanley Properties, L.P. does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1-12, Block A;
Lots 1-4, Block B;
and Lots A and B;
PRAIRIE HILL ADDITION,
PHASE 1

and does hereby dedicate to the Public's use the easements shown hereon.

EXECUTED this the 22nd day of June, 2023

Doyle Hanley (Doyle Hanley Properties Partnership, L.P.)

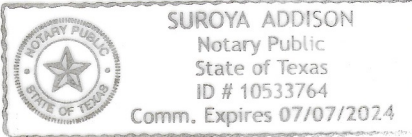
STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Doyle Hanley, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 22nd the day June, 2023.

Suroya Addison
Notary Public, Parker County, Texas
My Commission Expires 7/7/24



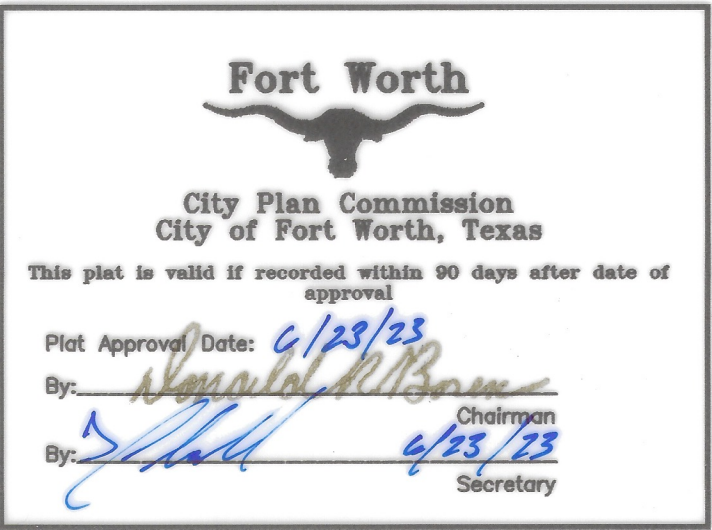
LT D. Vore
06/22/2023

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
STEPHEN@TXGEO.COM
P.O. BOX 2598
GLEN ROSE, TX 76043
817-819-7887
TBPELS FIRM NO. 10083300

F577

ENGINEER
CHALK MOUNTAIN, LLC
5420 E HWY 377, STE. F
GRANBURY, TX 76049
TBPELS FIRM NO. 19516

OWNER/DEVELOPER
DOYLE HANLEY PROPERTIES
PARTNERSHIP, L.P.
745 WEST HILL DRIVE
ALEDO, TX 76008



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
PLAT PREPARED FEBRUARY 02, 2023
REVISED APRIL 28, 2023 (CITY COMMENTS)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202324899
09/21/2023 12:44 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat
Lots 1-12, Block A;
Lots 1-4, Block B;
and Lots A and B;
PRAIRIE HILL ADDITION,
PHASE 1,

an Addition to Parker County, Texas,
being a revision of
PRAIRIE HILL ADDITION,
an Addition to Parker County, Texas
according to the Plat thereof recorded in
Plat Cabinet F, Slide 346, Plat Records,
Parker County, Texas.